



EH

EXQUISITE
HOME

ALL IN THE DETAIL

With two stations (Kirby Cross and Frinton-on-Sea) within easy reach, the delights of Frinton itself on the doorstep, Hamford Water National Nature Reserve just up the road and the entire peninsula with its beautiful open countryside, this large family home is in an ideal location. Perfect for commuting yet situated in a quiet and peaceful village, it is a delightful marriage of rural tranquillity and commutable convenience.



The little village of Kirby Cross lies between Frinton and Kirby-le-Soken. For such a small community, it is well-served with amenities, with a primary school, doctor's surgery, pharmacy, station and a café. Nearby Frinton provides shops, schools, leisure activities and restaurants. Standing on the road into Frinton is this handsome detached family home, built in 2015. The present owners bought it just after it was built, attracted by its light, spacious interior and thoughtful design. Since moving in, they have laid a new lawn and put down an attractive Indian sandstone patio in the back garden. The house has plenty of off street parking on its capacious block paved drive which is accessed via a garden gate through the brick wall at the front or to the side via car. The front area has been planted up with three silver birch trees, fragrant variegated lavender, euphorbia, hebe and a selection of shrubs. The front door leads into the light-filled wooden-floored hall and a useful cloakroom.

The pretty living room opens out from the hallway, flooded with natural light streaming through the French doors which open out into the garden. This is a delightful space, large enough for plenty of furniture and used by the owners to relax and enjoy the lovely view. A pair of glass and wooden double doors open into the dining room next door, also featuring French doors on to the garden. The use of glass in the internal doors in this lovely house adds very greatly to its spacious feeling and natural flow. There is more than enough room in the dining room for a good-sized table and chairs, making this the ideal space for family dining and formal events. The dining room flows naturally into the smart contemporary kitchen with its dark grey cabinets, white worktops, gas hob, stainless steel extractor hood, integrated double electric oven, dishwasher and fridge freezer, handsome integrated table incorporating extra storage and with room for at least six seats and glass-fronted cabinets with lighting. It is a perfect example of good design united with practicality, laid out in such a way that guests and host alike can carry on chatting even while food is being prepared.



Finished to Perfection

To the right of the hallway is the utility room with a further sink and cupboards, ideal for food preparation and storage. It leads directly into the integrated garage with light and power, currently being used as a gym and for storage. With the correct planning permission in place, it could easily be converted into a home gym or extended into the current utility room.

Light-Filled First Floor

The staircase rises to the landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from mirrored built-in wardrobes and a smart, contemporary shower room with chrome fittings. The three further bedrooms are all good-sized doubles, ideal for guest rooms or family life and two of them also have mirrored, built-in wardrobes. If desired, the smallest could easily be used as a home office, nursery or hobby room. The three-piece family bathroom has a large bath and is tiled in white and painted in a pale, neutral shade with sleek, clean lines. The first floor is laid out symmetrically giving plenty of versatility and flexibility for whatever configuration is required.



“...this is a delightful room overlooking the garden...”



LOCATION

The back garden can be accessed from both sets of French doors. An elegant Indian sandstone terrace provides the ideal place for informal drinks with friends, a quiet coffee and a book, a glass of wine at the end of the day or al fresco dining. The rest of the garden is laid to lawn with fencing giving privacy and seclusion.

Gracious Resorts, Open Countryside

The Tendring Peninsula in northeast Essex is a haven of peace and tranquillity. With just one minor road (the A133) connecting its larger settlements, the rest of the landscape is criss crossed with quiet roads, pretty villages and unspoilt countryside. In spite of its rural nature, it is well connected with the Sunshine Coast branch of the Great Eastern Main Line running regular fast trains into London Liverpool Street. Its main settlement, Frinton-on-Sea, is known for its glorious beaches lined with candy coloured beach huts, large golf course and pretty buildings. The town has several royal connections. In the early twentieth century, Connaught Avenue, named after Queen Victoria's third son, Arthur Duke of Connaught, was opened by his wife and immediately nicknamed "East Anglia's Bond Street" because of the luxurious nature of the shops. The Prince of Wales (later to become Edward VII) often played at the golf club and Frinton has always had an air of genteel distinction. Popular with holidaymakers and commuters alike, the peninsula unites unspoilt open countryside and beaches with excellent transport links.



"...the garden is perfect for entertaining..."



Approximate Gross Internal Area
Main House = 1538 Sq Ft/143 Sq M
Garage = 236 Sq Ft/22 Sq M
Total = 1774 Sq Ft/165 Sq M

Bathroom
1.97 x 1.95
6'6" x 6'5"
(Maximum)

Ground Floor **First Floor**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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